

Loma Del Sol  
Mini Villa  
Operation  
Manual

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## 1.0 Kitchen

Cleanliness is so important to avoid insect infestations. Be sure to clean up after every meal.

Deposit compost in the air tight bucket and deposit out in the yard where there is a pile.

Recycle glass and paper at the Villagio near the Bank machine or at Perlas

Propane gas tank is under sink on left, If cylinder runs out they sell them at the Super near Playa Potrero Beach and Las Brisas you can exchange the empty one. If long term this is your cost. If short Term the property manager will refund costs.

If fridge does not work in main area but works for the freezer, it needs servicing to get

Microwave Oven instruction, typical machine.

Gas stove. Be sure it is off completely after use, it is self sparking, just turn the handle quickly to ignite. If not igniting use a match.

Turn the gas off at night for safety, by pulling the lever down.

## 2.0 Water

The water comes from a deep well at the base of the hill and is pumped up. There is a person who will fill the tank when it needs it, contact Josepha if water runs out. cell 011-506-8583-2008 house 011 506 2654 5595

The water is perfectly safe for drinking, it has a moderately high calcium content, that is not a problem, but it leaves deposits on tiles etc.

There is a tank under the floor of the main floor about 5' deep, there is a metal access hatch under the desk to check the water level.

In the bathroom is the pump and pressure tank which is somewhat noisy, best to turn it off at night so it does not wake you ,the breaker is marked on the electrical panel. There is a safety which will prevent the pump from going on when the water is low. If it does not work get Josepha to turn on the pump. When the tank is full there is an overflow pipe that is on the road side and you will see water coming out from there when full. Have Josepha turn off the pump when it is full. cell 011-506-8583-2008 house 011 506 2654 5595

If you see some floating sediment in the water jug do not worry it is a result of calcium mineralization, water that has been frozen for some reason has more of this.

Hot water is by electrical on demand heater beside the toilet

### **3.0 Electrical**

The main turn off to the house is on the road side of the house outside below the meter, there are 2 fuses there. In case of a problem check the breakers inside, and the fuses outside, also check to see the exterior fuses are on tight, Replace only with proper fuse material from a hardware store. The main breaker panel is in the living area beside the ladder, sometimes there is a picture hanging over it to make it look nice. All outlets/lights are marked for their corresponding breakers.

For long term rental ONLY The power bill for the house is separate from the Water power bill, Both have to be paid ,if you are responsible for this the bill can be paid between the 26<sup>th</sup> of the month and the 2<sup>nd</sup> of the month. If not paid by the 7<sup>th</sup> the power will be cut. The bill can also be paid online or at the bank the receipt numbers are # ----- and # ----- . They are in the name of Bill Smith, and Roy Benard. Payment is made by the at the end of the month, 3<sup>rd</sup> of the month maximum. Go to the house on the left near the road 100 meters from the beach on the Pence beach road.

There is motion detector security light outside near the kitchen door. Leave this upper switch for it permanently on and the light will come on at night if there is any nearby movement.

### **4.0 Plumbing**

In case the toilet or a sink clogs up there is a plunger. If that fails leave the water for awhile it will go down, and then try again. If all fails call Josepha and she will call a plumber. cell 011-506-8583-2008 house 011 506 2654 5595

There is a Septic tank in front of the house, the lid is buried under 6” of white rock to mark its location.

In case of one of the taps leaking continuously it will mean that the rubber washer must be changed call Josepha.

If the toilet is lifted a new wax ring must be used to reset the toilet. They can be found in the cupboard area in the living room.

### **5.0 Telephone and Internet**

There is a regular phone There is an answering machine it is straight forward to use.

The high speed internet can hook up to a computer, or wireless.

No long distance calls can be made out. Please use SKYPE for long distance calls.

There is no long distance within the country all calls are local.

Password is 123casapiedra

## **6.0 Electronics**

The TV VCR and DVD player are all delicate electronic devices. It seems that the humidity, dust and perhaps the electrical lightning, and uneven electrical service in this country can take its toll. All of these items have a remote control device. If it not working check that the batteries are functioning. Check that the plug is making a proper connection. With the TV it is particularly sensitive to the plug in and the keep warm circuit does not seem to function. After having been turned off one has to re-plug the TV in and see that the little lite comes on for the warm up circuit, then the TV can be turned on, the on-off button on the remote does not seem to work. The manual on button is the top button on the right side of the TV.

The DVD is on HDMI 1 and the video is on VIDEO 1

There is no cable connection at this time.

There is a small radio alarm clock downstairs by the desk, use this near the bed if that works for you.

## **7.0 Security**

Keep the door locked at the house when you are not there. If you go to the beach with the car do not leave valuables in the car, break ins occasionally occur. Walking on the beach at night is generally safe except single woman must take caution as always everywhere.

There is usually a spare key on the ocean side of the house , under a small rock near the downpipe.

## **8.0 Laundry**

Instructions are on the machine .It can be finicky the lid must be closed firmly or it does not work. Hang clothes outside to dry on the lines, if raining hang under the roof of the patio.

## **9.0 Cleaning**

If short term it is your job to keep clean in between weekly visits by the maid Josepha, I pay her but you are welcome to tip her as well. In the kitchen it is imperative to not leave out food and create an infestation of ants or cockroaches. Keeping clean in the tropics is a necessity. The house can be swept in 5 minutes and a quick clean of the bathroom and kitchen every day will keep things in order as there is not a daily maid service.

## **10.0 Local Restaurants**

Our favorite is actually the closest one the Mar & Sol at the bottom of the hill on the left beside a grocery store. The chef trained at Sugar Beach hotel for years before starting this restaurant himself.

On the road to Penca there is a restaurant on the left that is also not bad. On the beach of the village there is a restaurant called Las Brisas that has more North American style food and a great view.

There are a few Italian Restaurants nearby as well. One is at the entry to the village, one at the Italian village and one in Surfside. Flamingo has a few good restaurants Maries is well known and appreciated by locals, prices are more than the “tipico” restaurants. Brazilito has a few funky restaurants; my favorite is the Casita de Pescado right on the beach.

## **11.0 Groceries**

In Potrero there are 3-4 places for supplies , The closest one has the best deals for a small market. There is a mini supermarket or 2 in Flamingo. Large market in Huacas, and Cartagna within 20 km. Tamarindo and Playa del Coco has a large markets catering to foreigners. Liberia and Santa Cruz have several large markets, for veggies in Santa Cruz there is a special veggie grocer one block off the main entry road to the left about 3 blocks in. There are local suppliers selling artisan breads, cheese cakes, veggies and meats every Saturday in Surfside. There is a fish truck that comes by weekly selling to restaurants and whoever .Fish is also available from the fish guy just before you get to Brazilito on the left near the closed gas station.

## **12.0 Bars , Night life**

There are many place to grab a beer in Potrero there is Las Brisas on the water, Sufside has many bars Perlas is a hangout for the local expats mainly Canadian. Perlas Bar has a happy hour from 5-6pm with drinks half price, the place really gets busy then. Perlas and the Castillo also have Karaoke one night a week if you like to sing, listen, or dance to some music. There are live bands especially in the dry season, Blues from Canada, and local Latin bands playing some weekends. Flamingo has the Mariners Inn for a cold one. Also all the hotels of course have bar service. There is a Casino in Flamingo and a Disco Bar/Club if you were so inclined.

## **13.0 Things to do Places to visit**

Locally there are summer fiestas in the towns that have bull riding , music , and festivities almost every weekend it is happening at one place or another.

**Pirates Cove** is a nice day trip go to Matapalo and then follow the signs from there. Pavement ends at Matapalo

**Playa Conchal** is a nice beach to visit just south of Brazilito enter along the beach

**Tamarindo** is a great day trip for shopping, riding waves, surfing lessons, and people watching. There is much more night life in Tamarindo then around Potrero

**Playa Grande** is good for surfing by day and turtle watching by night. See the amazing

leatherback turtles coming up on the beach and laying their eggs at night. The road is paved all the way there. It is all controlled and guided in a National park setting.

**Rincon de la Vieja** north of Liberia 1 hour has 2 hot springs, wonderful waterfalls and tons of active volcanic areas full of steam vents, bubbling mud, and wildlife. If hiking to the hot springs it is a 2 hour hike either way, leave plenty of time.

There are **caves** east of Nicoya worth visiting if you like spelunking.

The towns of **Nicoya, Santa Cruz, and Liberia**, have some history as they have been around for over 300 years.

**Golfing:** There are courses south of Tamarindo, at Playa Conchal, and north of Playa del Coco in the Papagayo area.

**Sunset cruises** combined with Diving are a nice way to spend the afternoon, or you can just go out for the sunset and a cocktail. Lazy Lizard sailing tour is recommended

**Diving** off the Catalinas is awesome charters run out of Flamingo

**Bike and scooter rentals** are available locally with Scooters from the Villagio area and bikes from various locations

**Fishing** Blue water big game fish tours are available out of Flamingo

## **14.0 Banks, Gas Stations etc**

There are 2 banks in the Flamingo area, and a bank machine in the Villagio area just east of Potrero village 500 meters. Also Tamarindo has many banks.

The gas station is in a town called El Llano east from Huacas about 5 km. Beside Perlas Bar there is a guy who sells gasoline by the gallon, which works for motor bikes and emergencies. Be sure to fill up before you come to Potrero as it is a good 25 km to the gas station.

## **15.0 Letters of recommendation**

Please submit a letter or comments for use on our web page, If you have any problems please tell me and I will have it taken care of. If you had a great visit in the rustic Villa please tell everyone else, and send us some comments for posting. Great comments will be appreciated and will make subsequent bookings discounted and more assured.

## **16.0 Contacts, repairs**

The part time maid Josepha works full time in the adjoining house if you need her.

Josepha cell 011-506-8583-2008 house 011 506 2654 5595

For contacting Roy Benard

My number is 250-896-9601 cell email [HYPERLINK "mailto:lomadelsolcr@gmail.com"](mailto:lomadelsolcr@gmail.com)

[lomadelsolcr@gmail.com](mailto:lomadelsolcr@gmail.com)

## 17.0 Getting there

Directions to get there from Liberia , head past the airport and go to Belen , from there turn right and head west follow signs for Flamingo . you go past a town called Huacas , turn right keep heading for Flamingo in about 4-5 Km you are at The bank and there is a turn to the right for Potrero just about 200 meters before you hit the beach and have to turn left for Flamingo. follow the signs for Potrero, eventually you will come to the village go past the soccer field and turn right past the church with the mosaics. Keep going north from there , there is a Y about 300 meters and the road goes uphill to the left and Playa Danta , Do not take that road go straight past a little block building right on the road ,You are now on Pacific Heights road . Continue on this road for about 500 meters. The very first house on the ridge is my place you should recognize it . Go to the door and look on the ground there is a little patch of dirt and plants on the right , there will be a rock or a shell and the key will be under it . The maid next door is my caretaker she will be in in a little place in the next lot over Josepha the number is on the attachment = 506-8583-2008 Spanish only.

If you are coming from San Jose take the road from the Pan American highway that goes towards Nicoya , There is a statue of a large Brahma bull, the restaurant is called Tres Hermanas. From Nicoya head past same road continue to Santa Cruz and then to Belen and turn left , west and follow instructions above .

Here are 10 places you might want to visit .

**Caribbean side Puerto Viejo /Cahuita** , funky beach towns , nice diving green and lush, blacks there speak English , but beware of insects and thieves.

**Montezuma**, South tip of Nicoya Penninsula, Funky beach town , some nice waterfalls nearby , surf towns not far away. Gravel roads to get there

**Tamarindo** , day trip for Potrero, larger beach town , some night life , great surfing spot, lessons available.

**Playa Grande** , day trip for Potrero, this is the far end of the beach from Tamarindo, waves , at night turtles lay the eggs , tours available all controlled , costs maybe \$10

**Pirates Cove** , day trip for Potrero, , small undeveloped place , quite nice nearby are some access points to private property , entry is allowed , property (guards) managers onsite will do the turtle egg laying tour, they are quite friendly .

**Rincon de la Vieja Park**, a day trip from beach , volcano area , quite active volcanic formations , great trails , nice waterfalls and 2 hot springs you can hike to.

**Monteverde**, Beautiful cloud forest , small town up high in the mountains, great hiking trails best zip lines ever., gravel road to access. Worth the drive though.



**Quepos and Manuel Antonio park**, one of the most beautiful beach in country. Beware of insects.

**Turrialba** , this is where you go for white water rafting , exciting but very doable for anyone

**Fortuna and Arenal Volcano**, biggest hot spring I have ever seen, most active volcano, great zip lines, waterfalls , trails . lake.